

FILE NO.: Z-2638-D

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NAME: Hillcrest Camshaft Short-form PID

LOCATION: Located at 5502 West 65<sup>th</sup> Street

DEVELOPER:

Tim Nesterenko  
5502 West 65<sup>th</sup> Street  
Little Rock, AR 72209

ENGINEER:

Marlar Engineering  
5318 John F Kennedy Boulevard  
North Little Rock, AR 72116

AREA: 5.38 acres      NUMBER OF LOTS: 1      FT. NEW STREET: 0 LF

CURRENT ZONING: I-2, Light Industrial District and O-3, General Office District

ALLOWED USES: Light Industrial and General Office

PROPOSED ZONING: PID

PROPOSED USE: Retain the I-2, Light Industrial District uses add two (2) additional warehouse buildings to the site and rezone the O-3, General Office District area to allow semi-truck access to Lancaster Road

VARIANCE/WAIVERS: A variance from Sections 340-43 and 31-210 to allow the driveway on Lancaster Road nearer the property lines than typically allowed per ordinance.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The request is rezoning of the site from I-2, Light Industrial District and O-3, General Office District to PID to allow the redevelopment of the site with two (2) additional warehouse buildings and allow the construction of an access drive from the site to Lancaster Road. The access drive is proposed to allow semi-truck access to an existing building located on West 65<sup>th</sup> Street. Currently the building along West 65<sup>th</sup> Street is served via an existing drive on West 65<sup>th</sup>

Street. According to the applicant maneuvering to the loading dock is difficult and feels the placement of the access drive from Lancaster will better serve the existing business.

Building 1 is proposed containing 17,000 square feet of floor area located 50-feet from the northern property line. The second building is proposed containing 15,000 square feet of floor area also located 50-feet from the north property line. The buildings will be constructed in phases. The access drive is proposed with the first phase of building construction.

B. EXISTING CONDITIONS:

The uses along West 65<sup>th</sup> Street are primarily non-residential uses. There is a Family Dollar Store located at the intersection of Lancaster Road and West 65<sup>th</sup> Street. There is a commercial shopping center located to the south of the site. A PID was recently approved for a property to the west for a commercial laundry. Immediately north of the site are single-family homes fronting on Timber Lane.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received several informational phone calls from area residents. All property owners located within 200-feet of the site along with the Wakefield Neighborhood Association and Southwest Little Rock United for Progress were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. West 65<sup>th</sup> Street is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45-feet from centerline will be required.
2. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. The width of driveway must not exceed 36-feet. The proposed driveway is required to be located at least 125-feet from the side property line. A variance must be requested for the proposed driveway on Lancaster Road.
3. With site development, provide the design of the street conforming to the Master Street Plan. Construct one-half street improvement to Lancaster Road including 5-foot sidewalks with the planned development. The new back of curb should be located 18-feet from centerline.
4. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
5. A grading permit in accordance with Section 29-186 (c) and (d) will be required prior to any land clearing or grading activities at the site. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction.

6. If disturbed area is one (1) or more acres, obtain a NPDES stormwater permit from the Arkansas Department of Environmental Quality prior to the start of construction.
7. Streetlights are required by Section 31-403 of the Little Rock code. Provide plans for approval to Traffic Engineering. Streetlights must be installed prior to platting/certificate of occupancy. Contact Traffic Engineering 501.379.1813, Greg Simmons, for more information.
8. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. The width of driveway must not exceed 36-feet. The proposed driveway is required to be located at least 125-feet from the side property line.
9. Provide a letter prepared by a registered engineer certifying the sight distance at the intersection(s) on Lancaster Road comply with 2004 AASHTO Green Book standards.
10. Stormwater detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to this project.

Entergy: Entergy has a 3-phase power line on the western edge of the property. A single phase line exists along the rear lot line of the subdivision to the north with a short single phase extension to serve the cell tower. Existing power lines many need to be relocated due to the construction of the proposed building. Access to existing power lines is required 24/7 by Entergy trucks for maintenance reasons. Erection of fences must not inhibit access. Contact Entergy in advance to discuss service requirements and line locations prior to construction.

Center-Point Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. A water main extension will be needed to provide water service to this property.
3. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.

4. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and the Little Rock Fire Department is required.
5. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
6. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
7. Contact Central Arkansas Water if additional fire protection or metered water service is required.
8. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 501.377.1226 if you would like to discuss backflow prevention requirements for this project.
9. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line agreement is required.
10. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.
11. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.

Fire Department: Fire hydrant per code, sprinkler system, per code. Contact the Little Rock Fire Department for additional information.

County Planning: No comment.

CATA: The area is not currently directly served by CATA at this location but very close to Route #15, 65<sup>th</sup> Street and Route #22, Mabelvale-Midtown.

Parks and Recreation: No comment received.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: Project is subject to full commercial plan review approval prior to issuance of a building permit. For information on submittal requirements and the review process, contact a commercial plans examiner: Curtis Richey at 501.371.4724; [crichey@littlerock.org](mailto:crichey@littlerock.org) or Mark Alderfer at 501.371.4875; [malderfer@littlerock.org](mailto:malderfer@littlerock.org).

Planning Division: This request is located in the 65<sup>th</sup> Street West Planning District. The Land Use Plan shows Service Trades (STD) and Residential Low Density (RL) for this property. The Service Trades category provides for a selection of office, warehousing, and industrial park activities that primarily serve other office service or industrial businesses. The district is intended to allow support services to these businesses and to provide for uses with an office component. A Planned Zoning District is required for any development not wholly office. Residential Low Density allows for single family homes at densities not to exceed 6-dwelling units per acre. Such residential development is typically characterized by conventional single family homes, but may also include patio or garden homes and cluster homes, provided that the density remain less than 6-units per acre. The applicant has applied for a rezoning from I-2 (Light Industrial District) and O-3 (General Office District) to PID (Planned Industrial District) to allow for expansion of an existing business including the construction of new structures on this site.

Master Street Plan: 65<sup>th</sup> Street is a Minor Arterial and Lancaster Road is a Local Street on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on 65<sup>th</sup> Street. The primary function of a Local Street is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". A Collector design standard is used for Commercial Streets. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half ( $\frac{1}{2}$ ) the full width requirement but in no case less than nine (9) feet. The maximum dimension required shall be fifty (50) feet.
  - a. The approximate average depth of the north tract is six hundred and fifty-six (656) feet. A thirty-nine foot (39) foot wide buffer is required along Lancaster Road.
3. A land use buffer will be required when an adjacent property has a dissimilar use of a more restrictive nature. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. A minimum of seventy (70) percent of the land use buffer shall be undisturbed. Easements cannot count toward fulfilling this requirement. The plantings, existing and purposed, shall be provided within the landscape ordinance of the City, Section 15-81.
4. The property to the west and south of the north tract is zoned R-2, Single-family therefore a minimum buffer will be required at six (6) percent of the average depth of the lot. The maximum dimension required shall be fifty (50) feet in all instances.
  - a. The approximate average width of the north tract is two hundred (200) feet. A twelve foot (12) foot wide buffer is required along south property line of the north tract.
  - b. The approximate average depth of the north tract is six hundred and fifty-six (656) feet. A thirty-nine foot (39) foot wide buffer is required adjacent to a portion of the west property line.
5. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property that is not zoned Industrial. This strip shall be at least nine (9) feet wide. Provide trees with an average linear spacing of not less than thirty (30) feet within the perimeter planting strip. Provide three (3) shrubs or vines for every thirty (30) linear feet of perimeter planting strip.
  - a. Perimeter planting strips will be required with the exception of the west property line adjacent to property zoned PD-I.
6. The development of two (2) acres or more requires an approved landscape plan stamped with the seal of a registered landscape architect prior to the issuance of a building permit.
7. A landscape irrigation system shall be required for developments of one (1) acre or larger.

8. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. SUBDIVISION COMMITTEE COMMENT: (October 8, 2014)

Mr. Mike Marlar was present representing the request. Staff presented an overview of the item stating there were a number of outstanding technical issues in need of addressing prior to the Commission acting on the request. Staff questioned the proposed signage plan, the proposed screening mechanism for the northern perimeter and the use of the drive indicated extending to Lancaster Road. Staff also questioned the hours of use of the driveway.

Public Works comments were addressed. Staff stated a dedication of right of way along West 65<sup>th</sup> Street and Lancaster Road would be required with the new construction on the site. Staff also stated a grading permit would be required prior to any site construction. Staff stated the driveway located on Lancaster Drive could not exceed 36-feet in width. Staff stated the drive on West 65<sup>th</sup> Street could remain since the drive was existing. Staff stated the City's stormwater detention ordinance would apply to the development of the site. Staff questioned if the development would utilize the OS, Open Space zoned buffer to store the site stormwater.

Landscaping comments were addressed. Staff stated screening and buffering would be required adjacent to properties which were zoned or used with a less restrictive nature. Staff also stated a perimeter planting strip would be required adjacent to the paved areas along the northern and southern perimeter of the site. Staff stated street buffering would be required along Lancaster Drive. Staff questioned the proposed screening mechanism for the site.

Staff noted the comments from the various other agencies. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant submitted a revised site plan and cover letter to staff addressing a number of the concerns raised at the October 8, 2014, Subdivision Committee meeting. The applicant has provided the proposed signage plan, the proposed screening mechanism for the northern perimeter, addressed the use of the drive extending to Lancaster Road and provided the hours of use of the driveway.

The request is rezoning of the site from I-2, Light Industrial District, O-3, General Office District and OS, Open Space District to PID to allow the redevelopment of the site with two (2) additional warehouse buildings and allow the construction of an access drive from the site to Lancaster Road. The OS, Open Space zoned

area will not be used for development and will be maintained as an undistributed buffer to provide screening to the adjacent homes.

Building 1 is proposed containing 17,000 square feet of floor area located 50-feet from the northern property line. The second building is proposed containing 15,000 square feet of floor area also located 50-feet from the north property line. The previously approved OS, Open Space buffer was a 50-foot strip along a portion of the northern perimeter of the site. No grading or construction will take place within the 50-foot buffer area. No openings on the buildings are proposed on the north façade.

The driveway is indicated with a 36-foot gated entrance at Lancaster Road. The drive connects through a paved area in-front of the building proposed as future expansion. The applicant has indicated the drive is needed to provide semi-truck access to the warehouse buildings and the existing business located on West 65<sup>th</sup> Street. The driveway is proposed limited to semi-truck access only. The drive will be limited to 8:00 am to 4:00 pm Monday through Friday. The existing business hours of operation and the new warehouse facility hours of operation are from 7:30 am to 5:00 pm Monday through Friday.

The applicant has indicated screening and buffering along the sites perimeters where adjacent to residentially zoned or used property. A six (6) foot wood fence will be placed 50-feet from the north property line, south of the existing OS, Open Space zoned strip and along the southern perimeter adjacent to the proposed driveway to Lancaster Road. The OS, Open Space zoned area will not be used for development and will be maintained as an undistributed buffer to provide screening to the adjacent homes.

The site plan does not indicate the placement of any new signage on the site. The applicant has indicated the new warehouse buildings will serve the adjacent machine shop and will not require the placement of signage.

There is an existing cell tower located on the site. There are no changes proposed for the cell tower or the approved site plan for the cell tower. The PID will recognize the tower and the previously imposed conditions.

Staff is not supportive of the proposal as filed. Staff has concerns with the allowance of a drive to serve these industrial uses onto Lancaster Drive. Staff also has concerns with the placement of the second building to serve as warehouse space on the portion of the site currently zoned O-3, General Office District. There is an established single-family neighborhood located to the north of this site and there are two single-family homes located along Lancaster Road to the south of this site. Within this area the non-residential uses are located primarily along West 65<sup>th</sup> Street and do not encroach into the neighborhoods. Staff is generally supportive of allowing the placement of Building 1 as proposed provided the 50-foot buffer remains along the northern perimeter of the site.

I. STAFF RECOMMENDATION:

Staff recommends denial of the request as filed.

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PLANNING COMMISSION ACTION:

(OCTOBER 30, 2014)

The applicant was present. There were no registered objectors present. Staff presented the item stating the applicant had revised their plan to eliminate the access drive to Lancaster Road. Staff stated based on the revision staff was now in support of the applicant's request. Staff stated the applicant was to submit to staff a revised plan which eliminated the driveway to Lancaster Road and provided the proper buffers along Lancaster Road and along the southeastern portion of the site where adjacent to residentially zoned property. Staff presented a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

There was no further discussion of the item. The Chair entertained a motion for approval of the item, as presented by staff. The motion carried by a vote of 11 ayes 0 noes and 0 absent.